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31 HASELEY CLOSE  
Manchester, M26 3BU  
Offers In The Region Of £249,000

# 31 HASELEY CLOSE

## Property at a glance

- stunning semi-detached family home
- three bedrooms
- tucked away in a small select cul-de-sac located in a highly sought after residential location
- PVC double glazing & GCH system
- feature lounge
- beautiful shaker style kitchen with integrated appliances and finished with elegant work surfaces
- PVC double glazed conservatory overlooking the private rear garden and open views overlooking farmland
- modern stylish family bathroom
- driveway providing off road parking for three/four cars
- mature lawned gardens to the front and rear with stunning open views overlooking farmland and the surrounding area, viewing a must!!!

Person Ferrier Estate Agents in Radcliffe are delighted to present this stunning semi-detached family home, positioned within a small, select cul-de-sac in a highly sought-after residential location.

This beautifully maintained property offers well-proportioned accommodation throughout, including three bedrooms, making it an ideal home for growing families. Benefiting from PVC double glazing and a gas central heating (GCH) system.

The ground floor features a welcoming entrance leading into a feature lounge, creating a perfect space for relaxation and entertaining. The heart of the home is the beautiful shaker-style kitchen, complete with integrated appliances and finished with elegant granite work surfaces, combining style with practicality.

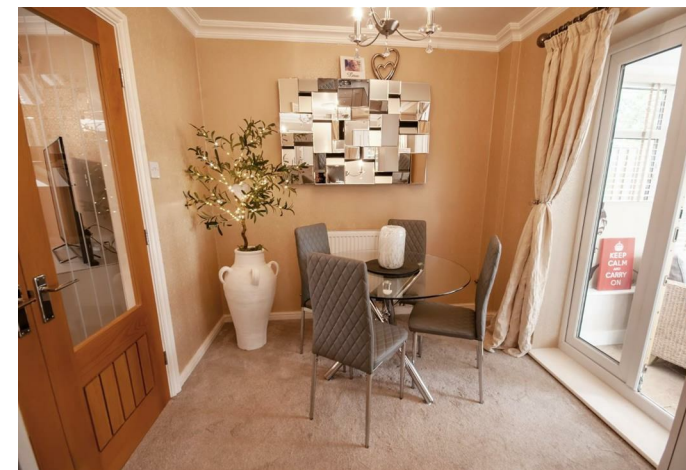
To the rear, a PVC double-glazed conservatory provides additional living space and enjoys views over the private rear garden, with stunning open outlooks across surrounding farmland — a truly peaceful setting.

Upstairs, the property offers a modern and stylish family bathroom, finished to a high standard.

Externally, the home continues to impress with a block paved driveway providing off-road parking for three to four cars, alongside mature lawned gardens to the front and rear. The rear garden is particularly attractive, offering privacy and breathtaking open views over farmland and the surrounding area.

This is a rare opportunity to purchase a superb family home in a desirable location, and viewing is absolutely essential to fully appreciate all that this property has to offer.

Viewing is a must!!!

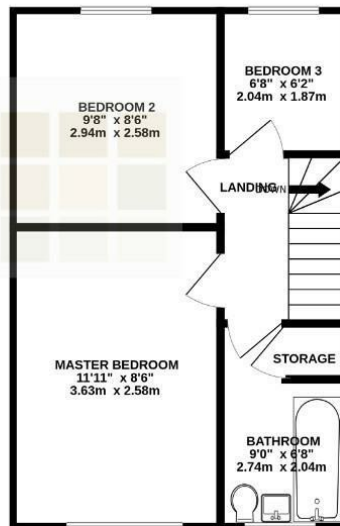




GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower saving costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	(81-91) B			(B2 plus) A			
(79-80) C	(69-78) D			(B4-6) B			
(65-78) E	(55-68) F	65		(D4-6) C			
(45-54) G	(1-44) Not energy efficient - higher saving costs			(E4-6) D			
				(F4-6) E			
				(G4-6) F			
				(1-20) G			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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